

**PROPERTY TAX APPEAL BOARD'S DECISION**

APPELLANT: Peter O'Brien  
DOCKET NO.: 03-25034.001-C-2  
PARCEL NO.: 14-17-406-005-0000

The parties of record before the Property Tax Appeal Board are Peter O'Brien, the appellant, by attorney Paul J. Reilly of Chicago; and the Cook County Board of Review.

The subject property consists of a 12,525 square foot parcel improved with a three-story, 99-bed nursing home type facility of masonry construction with 28,953 square feet of building area. The building was constructed in 1936. The property is located in Chicago, Lake View Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal prepared by an Illinois certified general real estate appraiser that also has the Member of the Appraisal Institute (MAI) designation, estimating the subject property had a market value of \$850,000 as of January 1, 2003. The appellant also submitted a copy of the board of review final decision disclosing the subject had a final total assessment of \$440,085. The subject's assessment reflects a market value of approximately \$1,158,120 using the 38% level of assessment for class 5A property pursuant to the Cook County Real Property Assessment Classification Ordinance. Based on this evidence the appellant requested the subject's assessment be reduced.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	71,392
IMPR.:	\$	251,608
TOTAL:	\$	323,000

Subject only to the State multiplier as applicable.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

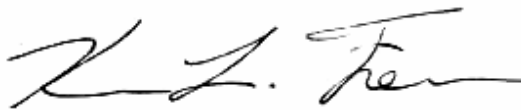
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal estimating the subject property had a market value of \$850,000 as of January 1, 2003. The board of review final decision disclosed the subject had a final total assessment of \$440,085 reflecting a market value of approximately \$1,158,120 using the 38% level of assessment for class 5A property pursuant to the Cook County Real Property Assessment Classification Ordinance. The assessment reflects a market value greater than the appraised value tendered by the appellant. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property. Based on this record the Board finds the subject property had a market value of \$850,000 as of January 1, 2003. Since market value has been determined the 38% level of assessment for class 5A property as provided by the Cook County Real Property Assessment Classification Ordinance shall apply. (86 Ill.Adm.Code 1910.50(c)(3)).

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 25, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment

of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.